

ENVIRONMENTAL REVIEW COMMITTEE REPORT

ERC MEETING DATE:	May 10, 2010		
Project Name:	Shoreline Master Program Update		
Owner:	N/A		
Applicant:	City of Renton, Department of Community and Economic Development		
Contact:	Erika Conkling, AICP x6578		
File Number:	LUA 10-028, ECF		
Project Manager:	Erika Conkling, AICP x6578		
Project Summary:	This non-project action adopts new policies and regulations to manage shorelines within the City of Renton.		
Project Location:	The proposed changes would affect properties within Renton City limits in the vicinity of Lake Washington, Lake Desire, the Cedar River, the Green River, the Black River, May Creek, and Springbrook Creek. Areas outside Renton City limits in the vicinity of these waterbodies could be affected in the future upon annexation.		
Exist. Bldg. Area SF:	N/A	Proposed New Bldg. Area (footprint):	N/A
		Proposed New Bldg. Area (gross):	N/A
Site Area:	N/A	Total Building Area GSF:	N/A
STAFF RECOMMENDATION:	Staff Recommends that the Environmental Review Committee issue a Determination of Non-Significance (DNS).		

PART ONE: PROJECT DESCRIPTION / BACKGROUND

Update of Renton's Shoreline Master Program (SMP) is required by state mandate and must comply with the guidelines in WAC 173-26. The SMP provides policies and regulations for the use and development of all property subject to shoreline jurisdiction under the Shoreline Management Act (SMA). It consists of a series of documents that will be adopted by the Renton City Council and the Washington State Department of Ecology. Those documents include: the *Shoreline Management* element of the Comprehensive Plan; multiple amendments to Title IV of the Renton Municipal Code, including sections: 4-3-090 Shoreline Master Program Regulations, 4-8-120 Submittal Requirements, Specific to Application Type, 4-9-190 Shoreline Permits, 4-10-095 Shoreline Master Program, Nonconforming Uses, Activities, Structures, and Sites, and Definitions in chapter 4-11; the *Restoration Plan*; and the map *Renton Shoreline Environment Overlays*. The proposed SMP is based upon information in the supporting document *Revised Draft Shoreline Inventory and Analysis*. The impacts of the proposed SMP are reviewed in the document *Shoreline Cumulative Effects Analysis*. All documents are available for review on the project website: www.shoreline.rentonwa.gov

Several drafts of the SMP have been prepared and reviewed. A previous notice of application and comment period was issued for the October 2009 public hearing draft of the SMP. Several changes have been made to the SMP since that time, particularly affecting sections related to the regulation of:

wetlands, dredging for existing uses, standards for docks and piers, and setback and buffer requirements for existing single-family homes, recognition of vested rights, and non-water-oriented uses in high intensity environments. This determination is based on the March 2010 SMP draft. Based on the *Shoreline Cumulative Effects Analysis*, the proposed SMP should result in no net loss of ecological function, as required under state law.

PART TWO: ENVIRONMENTAL REVIEW

In compliance with RCW 43.21C.240, the following environmental (SEPA) review addresses only those project impacts that are not adequately addressed under existing development standards and environmental regulations.

A. Environmental Threshold Recommendation

Based on analysis of probable impacts from the proposal, staff recommends that the Responsible Officials:

Issue a DNS with a 14-day Appeal Period with a concurrent 14-day Comment Period.

B. Mitigation Measures

1. None.

C. Exhibits

- | | |
|-----------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exhibit 1 | <i>Shoreline Overlay Environments Map</i> |
| Exhibit 2 | <i>CD- SMP SEPA Support Documents, containing Revised Draft Shoreline Inventory and Analysis, March 2010 and the Shoreline Cumulative Effects Analysis, March 2010</i> |

D. Environmental Impacts

The proposal is likely to have the following probable impacts:

1. Earth

Impacts: This non-project proposal will have no significant adverse impacts to the land/earth.

Mitigation Measures: None.

Nexus: N/A

2. Air

Impacts: This non-project proposal will have no significant adverse impacts to the air.

Mitigation Measures: None.

Nexus: N/A

3. Water

a. Wetland, Streams, Lakes

Impacts: This non-project proposal will have no significant adverse impacts to wetlands, streams, or lakes. The goal of the implementation of the proposal is to achieve, at a minimum, no net loss of ecological functions or processes in these areas, and in the ideal situation, to gradually restore these areas over time.

Mitigation Measures: None.

Nexus: N/A

b. Ground Water

Impacts: This non-project proposal will have no significant adverse impacts to ground water resources.

Mitigation Measures: None.

Nexus: N/A

c. Storm Water

Impacts: This non-project proposal will have no significant adverse impacts to storm water control, and in fact as shoreline buffers are created and planted, existing storm water control may be improved over time.

Mitigation Measures: None.

Nexus: N/A

4. Vegetation

Impacts: This non-project proposal will have no significant adverse impacts on vegetation. The proposal encourages retention of existing shoreline vegetation, and the restoration of vegetation in shoreline buffer areas with re-development of properties and for the establishment of non-water-oriented uses within shoreline jurisdiction. It is reasonable to expect a net increase in vegetation over time.

Mitigation Measures: None.

Nexus: N/A

5. Wildlife

Impacts: This non-project proposal will have no significant adverse impacts on wildlife. The proposal encourages retention and restoration of shoreline habitat for all types of wildlife, including for endangered salmonids. The goal of the implementation of the project is to result in, at a minimum, no net loss of ecological functions and processes, and ideally, to gradually restore ecological function and processes over time. This will provide a net benefit to wildlife.

Mitigation Measures: None.

Nexus: N/A

6. Energy and Natural Resources

Impacts: This non-project proposal will have no significant adverse impacts to energy and natural resources.

Mitigation Measures: None.

Nexus: N/A

7. Environmental Health

a. Environmental Health Hazards

Impacts: This non-project proposal will have no significant adverse impacts to environmental health.

Mitigation Measures: None.

Nexus: N/A

b. Noise

Impacts: This non-project proposal will have no significant adverse noise impacts.

Mitigation Measures: None.

Nexus: N/A

8. Aesthetics

Impacts: This non-project proposal will have no significant adverse impacts on aesthetics.

Mitigation Measures: None.

Nexus: N/A

9. Light and Glare

Impacts: This non-project proposal will have no significant adverse light and glare impacts.

Mitigation Measures: None.

Nexus: N/A

10. Parks and Recreation

Impacts: This non-project proposal will have no significant adverse impacts on parks and recreation opportunities. One of the goals of the SMA is to increase public access to the shoreline, with the intent, in part, of allowing more recreational access and public enjoyment. Opportunities for additional public access will be created over time as properties redevelop.

Mitigation Measures: None.

Nexus: N/A

11. Historic and Cultural Preservation

Impacts: This non-project proposal will have no significant adverse impact on historic and cultural preservation. Any impacts to potential or known archaeological sites that occurred as a result of development allowed by the SMP would be evaluated at the time of project specific review. A section of the SMP recognizes the treaty rights of tribes to use the shorelines.

Mitigation Measures: None.

Nexus: N/A

12. Transportation

Impacts: This non-project proposal will have no significant adverse impact in regard to transportation concerns.

Mitigation Measures: None.

Nexus: N/A

13. Fire & Police

Impacts: This non-project proposal will have no significant adverse impact in regard to fire and police protection.

Mitigation Measures: None.

Nexus: N/A

14. Public Services

Impacts: This non-project proposal will have no significant adverse impact in regard to the provision of public services.

Mitigation Measures: None.

Nexus: N/A

15. Utilities

Impacts: This non-project proposal will have no significant adverse impact in regard to utility service.

Mitigation Measures: None.

Nexus: N/A

E. Comments of Reviewing Departments

The proposal has been circulated to City Department and Division Reviewers. Where applicable, their comments have been incorporated into the text of this report and/or "Advisory Notes to Applicant."

- ✓ **Copies of all Review Comments are contained in the Official File and may be attached to this report.**

Environmental Determination Appeal Process: Appeals of the environmental determination must be filed in writing on or before 5:00 PM, May 28, 2010.

Renton Municipal Code Section 4-8-110.B governs appeals to the Hearing Examiner. Appeals must be filed in writing at the City Clerk's office along with the required fee. Additional information regarding the appeal process may be obtained from the City Clerk's Office, Renton City Hall - 7th Floor, 1055 S. Grady Way, Renton WA 98057.